THIS INSTRUMENT PREPARED BY:
MILLER, MARTIN, HITCHING, TIPTON,
LENIHAN AND WATERHOUSE, ATTORNEYS
10TH FLOOR, VOLUNTEER BUILDING
CHATTANOOGA, TENNESSEE 37402

111710-1

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ADDRESS NEW OWNERS	SEND TAX BILLS TO	MAP AND PARCEL NOS.
John W. Ladd et ux Mary F. Ladd	Fidelity Federal S & L Assn.	MAP 75-7
617 Dutchmans Drive	401 Union Street	PAR. 122
Hermitage, Tennessee 37076	Nash. Tenn. 37219	m.p

TITLE INSURANCE AND LOAN ASSOCIATION OF NASHVILLE

TENNESSEE LIMITED WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) and other good and valuable considerations, the receipt and sufficiency of all of which is hereby acknowledged, the FEDERAL DEPOSIT INSURANCE CORPORATION, as Liquidator of The Hamilton National Bank, Chattanooga, Tennessee (hereinafter called the "Grantor"), has this day bargained and sold, transferred and conveyed and by these presents does bargain, sell, transfer and convey unto John W. Ladd, and wife Mary F. Ladd, (hereinafter called "Grantee (s)") (~~his~~) (~~her~~) (their) (heirs) (~~his successors~~) and assigns, certain Real Estate in Davidson County, Tennessee, being more particularly described as follows:

LAND in Davidson County, Tennessee, being Lot No. 116, as shown on the plan of Highlands of Tulip Grove, Section I, as of record in Book 4675, Page 26, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

The above property is included in and is a "remaining asset" as described in the Agreement of Sale, which is attached as Exhibit "B" to the Order Authorizing Sale of Assets, Transfer of Liabilities, and Transfer of Trust Powers, filed on February 16, 1976, In the Matter of the Liquidation of the Hamilton National Bank, Chattanooga, Tennessee, in the United States District Court for the Eastern District of Tennessee, Civil No. 1-76-32. Grantor represents that all conditions precedent contained in Section 3 of Exhibit "B" to the above described order have been satisfied.

For prior title reference see: Substitute Trustee's Deed recorded in Book 4914, Page 413, Davidson County, Tennessee.

SUBJECT TO 1976 ad valorem taxes, which are assumed by the Grantee, and to restrictive covenants and easements of record.

TO HAVE AND TO HOLD the said real estate unto the said Grantee (s) (~~his~~) (~~her~~) (their) (heirs) (~~his successors~~) and assigns, forever, IN FEE SIMPLE.

GRANTOR warrants and will forever defend the right and title to the above described property unto Grantee (s) ~~(HIM)~~ ~~(HER)~~ (their) (heirs) ~~(HER SUCCESSORS)~~ and assigns, against the lawful claims of all persons whomsoever claiming by, through or under Grantor, but not further or otherwise.

IN WITNESS WHEREOF, Grantor has caused this Deed to be executed on this 21st day of December, 1976.

FEDERAL DEPOSIT INSURANCE CORPORATION
AS LIQUIDATOR OF THE HAMILTON NATIONAL
BANK, CHATTANOOGA, TENNESSEE.

BY: _____
David C. Stickerod
Ass't Chief, Division of Liquidation

CITY OF WASHINGTON)
DISTRICT OF COLUMBIA)

Before me, Doris M. Skiles, of the District of Columbia, personally appeared David C. Stickerod, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the Assistant Chief, Division of Liquidation, of The Federal Deposit Insurance Corporation, as Liquidator of The Hamilton National Bank, Chattanooga, Tennessee, the within named bargainor, a Corporation, and that he, as such Assistant Chief, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing of the name of the Corporation by himself as Assistant Chief.

WITNESS my hand and seal, at office in Washington, D. C., this 21st day of December, 1976.

_____
NOTARY PUBLIC

(SEAL)

My commission expires: July 14, 1980

FEB 18 [illegible] CONV 43-000.00
FEB 18 [illegible] S/TAX * 111.80
FEB 18 [illegible] Probate * .50
FEB 18 [illegible] WD DEED * 6.00
* 118.30

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STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

WE hereby swear or affirm that the actual consideration for this transfer, or value of the property, transferred, whichever is greater, is $ 43,000.00 E, which amount is equal to or greater than the amount which the property transferred would convey at a fair and voluntary sale.

John W. Ladd
PURCHASER

Mary F. Ladd
PURCHASER

Subscribed and sworn to before me this 10th day of Feb, 19 77 ~~1976~~.

Robert W. Thurman
NOTARY PUBLIC

(seal)

My commission expires: My Commission Expires AUG. 14, 1978

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 43,000.00.

Affiant

Subscribed and sworn to before me, this the 10th day of February 19 77.

Notary Public

My Commission Expires Dec. 11, 1978

My commission expires:

D90017

IDENTIF. REFERENCE

FEB 18 10 17 AM '77

FELIX ... REGISTER
DAVIDSON COUNTY, TENN.